

OCDPW Comment If addition impacts lateral service connection for this property. Site plan must be submitted, and permit may be required.

| 192 - 2020 | Town of Canandaigua Planning Board | Class: AR 1 |
|--------------------|--|-------------|
| Referral Type: | Minor Subdivision | |
| Applicant: | Venezia Group | |
| Property Owner: | Water Jones, Terry Dekousky | |
| Tax Map No(s): | 70.06-1-68.100 | |
| Brief Description: | Subdivision of 24 acre parcel into 3 conforming lots on Thomas Road in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/26241/192-2020-subdivision-plan-Thomas-Road-0000-2020-10-20-Revised-site-plan | |

The subdivision creates a 22.8 acre remainder lot and two 125'x240', 30,000 SF buildings lots adjacent to 4 similar building lots.

Policy AR-6: Single-family residential subdivisions under five lots

The intent of this policy is to:

- Address traffic safety along intermunicipal corridors by encouraging proper placement of residential driveways along County roads.
- Address impacts to ground and surface waters

Final Classification: Class 1

Findings

1. One-and two-family residential uses represent 63% of the 49,354 parcels on the 2017 Ontario County assessment roll. Between 2012 and 2017 1,067 single family residential parcels were added and 13 two-family were removed. These parcels represent 89% of all parcels added county-wide.
2. Collectively individual residential developments have significant impacts on surface and ground water.
3. Proper design of on-site sewage disposal is needed to protect ground and surface waters.
4. Proper storm water and erosion control is also needed to achieve that same end.
5. Proper sight distance at access points along County roads is an important public safety issue of county wide significance.
6. Standards related to protecting water quality and traffic safety have been established by agencies such as the American Association of State Highway and Transportation Officials (AASHTO), and NYSEDC.
7. These issues can be addressed by consulting appropriate agencies during local review and ensuring that those standards are met.
8. It is the position of this Board that properly designed residential subdivision under five lots have little countywide or intermunicipal impact.

Final Recommendation: The CPB will make no formal recommendation to deny or approve single family residential subdivisions under five lots.

Comments

1. The referring agency and applicant are encouraged to find ways to minimize the number of curb cuts by sharing driveways or providing cross access between the parcels.
2. The applicant and referring agency should ensure that the sight distances for the proposed driveway comply with standards established by the American Association of State Highway and Transportation Officials (AASHTO).
3. The applicant and referring agency are strongly encouraged to involve Ontario County Soil and Water Conservation District as early in the review process as possible to ensure proper design and implementation of storm water and erosion control measures.

| 193 - 2020 | Town of Victor Planning Board | Class: 1 Withdrawn |
|----------------|-------------------------------|--------------------|
| Referral Type: | Site Plan | |
| Applicant: | Tomaszewski, Kenneth & Carol | |